



October 4, 2020

Project Name: Ziggi's Coffee-Lafayette

Please find this letter to serve as the **Project Narrative** for the above referenced project.

The project site will consist of 31,940 sq. ft. (0.733 acres) for the Property Owner to accommodate a ±1,800 sq. ft. single story commercial building (±22'-0" tall). The proposed building will accommodate a Ziggi's Coffee drive-thru and cafe, providing the neighborhood and commuters with quick access to coffee, beverages, smoothies, and limited food options, meeting the demands of the growing population. The drive-thru will accommodate delivery of services during the patron's daily commute. The building and site also accommodate the neighboring homes and businesses as well as a small outdoor seating area, giving the opportunity for users to enjoy the outdoors.

The proposed Ziggi's Coffee drive-thru building will be a Type V-B, wood framed building clad predominantly with a synthetic stucco finish system accented with horizontal steel siding at accent walls. The building parapets will screen any roof-top equipment. The exterior materials are selected for their contemporary design characteristics. Since the site is currently vacant, new building work will include concrete foundations and slab, exterior walls with canopies and light fixtures, roofing, rooftop HVAC unit, electrical panels, and telephone conduit.

The site will be developed as required to accommodate the proposed parking, drive aisles as well as the drive-thru lane at the Ziggi's Coffee location. New site work to include: grading, concrete curbs and driveways, asphalt parking lots, concrete sidewalks and patio, parking lot and pole lights, trash enclosure, bicycle racks, landscaping, and utilities.

Please see the following items explaining how our proposed use complies with the Special Use Criteria and how our site plan and proposed architecture comply with the Site Plan/Architectural Review Criteria:

26-15-4 - Special Use review criteria

(a)

- (1) To the best of our knowledge, or application complies with the rules and requirements laid out in the Municipal Code.
- (2) The proposed project is visually and functionally compatible with the surrounding area and its character. Use of materiality, architectural features, and open space work together to provide a complementary building on the site. The drive-thru functionally is offset with the outdoor seating area, walkable connections, and landscaping.
- (3) See response (a)(5) below.
- (4) Compatibility of the proposed use and the site plan with the comprehensive plan is outlined in the Development Overview letter dated 04.02.21.

- (5) A traffic study, adequate parking spaces and stacking, landscaping to provide screening, a fully enclosed trash receptacle area, photometric plan, have all been provided for consideration.
- (b)
 - (1) The proposed Ziggi's drive-thru coffee shop is greater than 200 feet from residentially zoned lots.
 - (2) The point of drive-up service is greater than 150 from all surrounding drive-up points of service. See the Vicinity Plan on sheet Ao.o.
 - (3) Not applicable.
 - (4) This proposed drive-through coffee shop does include indoor dining for year-round walk-in trade.
- (c) Not applicable.

26-16-7.1 - Site plan/architectural review criteria

- (a) The scale is appropriate to the site and function of the project and/or building. The ±1,800 s.f. building adequately provides functional space for the drive-through coffee shop and the ±1,240 patio provides an adequate amount of outdoor seating in contrast with the surrounding landscaping.
- (b) The proposed single story building is harmonious with the scale of the surrounding commercial buildings. The character of the area is complemented by the proposed architecture, materials, and natural color palette.
- (c) Building elevations have been provided on sheets A3.0 and A3.1 which demonstrate the proposed design's compatibility to the location and use.
- (d) All architectural have been carefully considered to provide a cohesive design. Repetition of design elements is varied enough to provide visual interest while maintaining a clean and intentional appearance.
- (e) The landscape design has been designed to provide adequate buffering between the proposed use and surrounding uses. Shrubs and ornamental grasses create a smooth transition between the proposed use and the open area to the north.
- (f) The landscape treatment frames the proposed uses. Street trees are proposed to enhance the corridor along Balmstone and provide shade to the outdoor patio.
- (g) Sidewalks, drive aisles, and parking areas have been carefully considered to both maximize the usability of the site while creating a sensible circulation system for both vehicular and foot traffic.
- (h) Building parapet walls have been provided to adequately screen the proposed rooftop mechanical equipment adequately year-round.
- (i) Architectural details and forms are varied to create visual interest while maintaining cohesion throughout the project through materiality and visual balance.
- (j) The material palette selected is durable and suitable for the proposed drive-thru coffee shop use. A mix of stone, E.I.F.S. and wood siding are proposed. Metal proposed but is not a primary architectural feature.
- (k) Materials proposed are of a durable nature and architectural details provide for protection against water and potential rot.
- (l) Not applicable.
- (m) Building articulation and rooflines are varied in height, detailing, materiality, and level of projection. Site design complements the building design with an outdoor seating area and intentional landscape design.

- (n) Architectural building components are proportional to one another and to the building as a whole.
- (o) The proposed color palette is harmonious to itself and to the natural environment around it. Natural earth tones are emphasized, accented by neutrals such as dark bronze and silver.
- (p) The screening parapet caps are integral to the building and provide a seamless buffering element between rooftop units and the streetscape.
- (q) The exterior lighting is selected to complement the building design and does not shine directly onto adjacent properties.
- (r) Not applicable.
- (s) The proposed trash enclosure adequately screens refuse from view of the public street and site use. Materials are proposed to match that of the primary building.
- (t) Trash receptacles are to be provided within the inside dining space and on the outdoor patio to accommodate refuse.

26-16-7.2 - Additional site/architectural review criteria for drive-up restaurants

- (a) The proposed drive-up window, drive-up aisle, and menu board are oriented away from Balmstone Drive as required.
- (b) Not applicable.
- (c) The drive-thru canopy shares the same materiality and architectural language as the primary building, thus creating cohesion between the two. Stone wainscoting gives the canopy column visual weight and substance.
- (d) The drive aisle and site access are designed to minimize the conflict with intersection circulation. Interventions such as stop signs, striped crosswalks, and ADA compliant ramps at access points have been provided. (14) vehicular stacking spaces are provided for the drive-thru coffee shop which will minimize impact onto Balmstone Drive.
- (e) There is one instance where a crosswalk intersects with the drive aisle at the southern end of the site. This connection point creates a means of circulation for employees who may need easy access to the trash enclosure, and to those using the parking stalls at the southern end of the lot. Adjacent curves of the drive aisle, a demarcated crosswalk, and stop sign have all been provided at this location.
- (f) (14) vehicular stacking spaces are provided within the proposed site layout.
- (g) Signs, painted arrows, and striping are provided to clearly designate the drive-thru lane and traffic direction.
- (h) Not applicable.

If there are any questions regarding the plans or this letter please contact me at (303) 778-0608.

Thank you,



Ann Erisman
MAH Architectural Group